

**NOTICE OF MEETING
REGULAR MEETING**

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. APPROVAL OF MINUTES

A. Minutes of the July 13, 2016 Regular Meeting

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4. PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA *(3 minute time Limit – Only items on the agenda not for Public Hearing may be commented on)*

5. VISITORS

6. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Council Report – Mayor Wythe

B. Staff & Design Team Project Report – Carey Meyer

1. Fire Hall Improvement Project

2. Public Safety Building – Phase I – Police Station

7. PUBLIC HEARING *(3 minute time limit)*

8. PENDING BUSINESS

A. Citizen Outreach Plan and Election Calendar

Page 5

2. Developing list of community leaders as presenters and job description

1. Draft 3 x 5 Project Information cards

2. Discussion on training of presenters

5. Public Information – Print and Radio

a. Designing the Draft Voter Information Pamphlet

b. Drafting the Radio Announcement Content

c. Drafting the newspaper display advertisement

d. Story Boards and Project Information

B. Draft Frequently Asked Questions (FAQ) – Review and Approval

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C. Updated and Revised Project Related Drawings and Costs Estimate

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9. NEW BUSINESS

A. Next Meeting Agenda Items

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10. INFORMATIONAL ITEMS

A. Election Calendar

Page 24

11. COMMENTS OF THE AUDIENCE

12. COMMENTS OF THE CITY STAFF

13. COMMENTS OF THE COUNCILMEMBER

14. COMMENTS OF THE COMMITTEE

15. ADJOURNMENT/ Next Regular Meeting is Wednesday, August 10, 2016 at 5:30 p.m. All meetings scheduled to be held in the City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 16-09 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Castner at 5:30 p.m. on July 13, 2016 at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS CASTNER, PAINTER, ROBL, AND WYTHE

TELEPHONIC: JOE JOLLEY, CORNERSTONE CONSTRUCTION, INC.

STAFF: PUBLIC WORKS DIRECTOR MEYER
DEPUTY CITY CLERK KRAUSE

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

Kevin Lahaie, non-city resident, recent transplant from California, commented on the positive benefits of having a skateboard park in town.

Alex Clayton, non-city resident, commented on being a role model for the younger users of the skate park and how this benefits the city's young people away from bad influences and that having a skate park is highly beneficial to the town.

Chair Castner distributed a copy of the proposed rendering and location for the new skateboard park. He also passed along the information on the Anchorage designer and advised them to stay involved to advocate for the project. Carey Meyer Public Works Director provided the young men his business card.

Heath Smith advised the young people that they should attend the Parks, Art Recreation and Culture Commission meeting on Tuesday at 1:00 p.m. They will be really interested in hearing from them.

RECONSIDERATION

APPROVAL OF MINUTES

A. June 29, 2016 Regular Meeting Minutes

Chair Castner stated he did not disapprove the minutes but voiced opposition to the use of the word interrupted on page 7, Comments of the Audience, during Mr. Adams comments, third paragraph, first sentence. He opined that it was an abrupt description.

The minutes were approved by consensus of the Committee.

VISITORS

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Council Report – Mayor Wythe

Mayor Wythe had no further new news.

B. Staff & Design Team Report – Carey Meyer

1. Construction Costs for the Police Station Deliverable Date
2. Verification
3. Construction/Design Specialty Fields – Radio, Communication, Security

Carey Meyer provided a summary of the actions the design team and staff has been working on since the last meeting as follows:

- Working on identifying first and second floor reductions in the amount of 2200 sf in addition to the reductions already shown in the renderings provided – Public Safety Building Project
- Worked on the items requested from the last meeting
- Discussed the schedule how best to use the money already appropriated and producing the GANTT chart
- Making progress on the Fire Hall improvements that they can accomplish before freeze up
- Application submitted for a CUP for the covered parking structure at the Fire Hall
- Close to agreement with the Cornerstone on the improvements designed by Stantec and they have agreed to implementing a cost plus fixed fee contract for the Fire Hall.
- Cornerstone has engaged subcontractors for cost estimates

Mr. Meyer explained the strategy being employed to negotiate the contract for the improvements to the Fire Hall.

Chair Castner stated he would like to go back to that later since they have Joe Jolley on the phone but requested Mr. Meyer to proceed on the schedule and schedule of values for the Fire Hall improvements and he wants to be in agreement that this was the schedule and schedule of values.

Mr. Meyer responded that working with Joe Jolley and Carl Brinkerhoff (sp), project manager for Cornerstone, on the schedule when each of the items within the scope of work will start and be completed and the 12 work items and determined the budget for each of those items. He noted that there appeared to be enough funding for the conversion and proceeded to explain the assumed cost savings to convert the Fire Hall to Natural Gas. He assumed that there would be a 25% savings.

A brief discussion and clarification on the cost savings and recouping the expenses to convert to natural gas ensued.

Chair Castner commented that there would be five observable activities that will be started this summer. Mr. Meyer confirmed that they would be looking at performing the demolition for the second floor addition, equipment bay floor drainage, paving the parking lot and the equipment storage building. Chief Painter commented on the numbers reflected in the provided estimate for the flooring. Mr. Jolley confirmed that Mr. Brinkerhoff was working with several contractors. Chair Castner questioned the budget and noted that they would spend a bit more time on the heating plant and

asked Mr. Jolley if he was confident with those numbers. Mr. Jolley noted that there may be some room on some items when they get a bit more information to reduce the costs.

The committee agreed that there may be potential over savings to convert the building to natural gas since they will be using it for an additional 10 years but would like to see better numbers on the costs to convert versus the proposed savings.

The Committee approved the proposed schedule of values as presented with the exception of the line item to convert to natural gas.

Chair Castner allowed a question from Heath Smith in the audience. Mr. Smith questioned how the bays are heated currently. Chief Painter responded that they have electric heaters and fans. Mr. Smith then inquired if they will be running in floor heat with the new bay floors.

Mr. Meyer and Chair Castner provided some information on probable scenarios with the heating of the equipment bays depending on the conversion to natural gas.

A brief discussion ensued on the intent of the committee is to get everything that the Police department wants for the best price the city can get it for. This will then be presented to the voters who will say yes. Additional comments on getting a price that is less than the price listed as the Guaranteed Maximum Price.

The next item Chair Castner addressed was verification and expressed his concern regarding the perception of a conflict of interest. It was pointed out by members of the committee that he had no monetary gain and Chair Castner explained that it was the perception of a bias is what he was afraid of and did not want to field accusations of conflict of interest. He went on to explain different scenarios in verification processes he has experienced in his career. Mr. Meyer responded to Mayor Wythe that currently most projects that the city does is conducted the normal way, submitted out for bid and there is no one in the city's employ with the experience to conduct verification on this type of project. They do however have several persons on staff with credible experience with the road construction, water and sewer construction but no one with credible experience on this type of project. Mr. Meyer proceeded to explain the use of familiarity, working relationships and the hiring of a professional estimator. Mr. Meyer further opined that having Chair Castner involved through the community is an asset as he can point out areas where the costs are higher than they should be.

Additional points made on the refinement of the project costs ensued including the areas of the project that will be subcontracted out such as mechanical, electrician, and civil. It will be the areas of the project will be self-performed. Mr. Meyer noted that he performed most of that capacity on the City Hall Expansion project in response to Mayor Wythe's query. Further comments to consider was the Guaranteed Maximum Price, not increasing the scope of work when savings are realized in areas of the project. Included in the discussion was the slight differences in the Fire Hall Improvements necessitated a cost plus a fee contract and that Chief Robl did not think that they will be receiving any grants this year but it looks very good for next year.

PUBLIC HEARING

PENDING BUSINESS

A. Citizen Outreach Plan and Election Calendar

Chair Castner noted the letter that was distributed and that meetings were being scheduled. He asked if there was anything to work on tonight. Chief Robl responded that he did not see anything that was required tonight. There was no further discussion or comment.

1. Draft Ordinance 16-XX, Public Information on the Ballot Proposition
 - a. Scheduled for the July 25, 2016 City Council Meeting
2. Developing list of community leaders as presenters and job description
 1. Draft 3x5 Project Information cards
 2. Discussion on training presenters
5. Public Information – Print and Radio
 - a. Designing the Draft Voter Information Pamphlet
 - b. Drafting the Radio Announcement Content
 - c. Drafting the newspaper display advertisements
 - d. Story Boards

B. Draft “Frequently Asked Questions” Review and Revisions

Chair Castner provided a laydown of the draft and requested the committee to review it and make recommendations. He provided comment on a recent use of a FAQ on a fund raising effort being conducted.

Deputy City Clerk Krause will email the document to committee members for review and recommendations. Chief Robl will review it and offer any changes.

C. Fire Station Improvements

1. GANTT Chart
2. Cost Estimates

Chair Castner thanked Mr. Meyer for these items. There was no further discussion.

D. Existing Police Station Building – What to Do with the Facility

1. Excerpt of Minutes from December 10, 2014

Chair Castner believed that Question #7 answers this – City Council will need to decide what to do with the old building.

NEW BUSINESS

A. Next Meeting Deliverables and Agenda Items

Chair Castner noted that he is attending the Council Meeting on July 25, 2016 and they will have the deliverables requested. He would like to have the FAQ document approved and ready when he starts making the presentations at the various groups. There next meeting is July 27th and he requested that the FAQ be on the agenda and blessed by the committee.

Chair Castner provided a synopsis of his message that this is going to be a fork in the road for the community. They have been tasked with this and part of his message is the shifting of their public safety officers. They demand a lot more from them. This is going to be the new paradigm for the city by determining what they feel is the most important. Many times they are the first responders and mentioned a recent incident where a call resulted in an overdose and Chief Robl provided some details on the incident involving two responding officers reviving an overdose victim using their naran kits. He added that there were a total of four overdoses that night and the other three did not make it. He is trying to track that information. He is not sure if they are hypersensitive or what.

Mayor Wythe stated that they should have the Public Information – Print and Radio on the agenda so they can work on those items.

INFORMATIONAL ITEMS

- A. Election Calendar
- B. Letter to Service Organizations Requesting to be a Speaker

COMMENTS OF THE AUDIENCE

Heath Smith, city resident, pleased that they are working in a direction that shows that the committee is cognizant that the costs are important and that there has been some reduction in the square footage but he will wait to see how that plays out as to costs. His selling point and as they heard from the audience last time those numbers matter, until they get more concrete numbers, his “YES” vote will be pending. He then said that the answer to number 10, under the FAQ, is really important, he knows that they were quoted 144 but that was under the old design. They really need to lock in the numbers. He believes that they should do it in a detail manner which will be important if they have to scale back on something they will have the operational savings. He cannot emphasize enough that every dollar it costs them to operate something in an increased fashion on an annual basis has a tremendous effect on what they do. Whatever the disposition of the HART is and how they make up the money they are using now we have to find a way to get it. They already agreed on the 6.5% they are going to have to do additional adding, this is a critical service and they have to determine how they are going to pay for that. They will need to know this information especially when they ask people to pay more and with the uncertainty at the state level there is a tremendous amount of pressure and that uncertainty will not bode well at the ballot. If they cannot get away from that pressure, he is not sure what will happen. He wants to get to yes. This is going to be tough. He commented on the fixed costs plus fee. He hopes to never hear that again. He stated that reminded him of VECO and the oil spill. We need some set numbers to know what they are operating by; He applauded the committee with what is going on here but they needed to see a much more polished project. He was concerned with who controlled the price, they what the guaranteed lowest price. This is something that the community needs.

Chair Castner noted that VECO was cost plus 10%, they had no incentive. Mr. Smith was concerned on who controlled the price and they needed the guaranteed lowest price they can get.

COMMENTS OF CITY STAFF

Carey Meyer commented on the question of what they are going to do with the money they already have authorized and he was trying to minimize the amount that they expended at this time but he requested some direction from the committee on what to do – carry on or use it differently; currently they are working on the reduction in costs. He is not pushing a more detailed design forward.

Chair Castner stated that he would like to get a better handle on the budget; he wants to get away from the \$12 million dollar number and see a lower number for the Bond. He doesn't want to have a \$1 million discretionary money into it either. He would also like to have the renderings for the Council meeting, the elevation plan and cost estimate.

Mr. Meyer assured the Chair that they could provide those deliverables in time for the next Council meeting. He then questioned the request for Story Boards at an earlier meeting. Chair Castner commented that the Frequently Asked Questions answers a lot and they do have the old story boards but he feels that what they have shown actions and a progression of decisions to move toward "yes". He believes half of it is getting the Chief's what they need to provide services.

Mr. Meyer will move forward to complete the progress on the Fire Hall and provide the information needed for the presentations.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe requested Chair Castner to send in writing a list of items to Mr. Meyer that he needs for the July 25th Council meeting and that it be delivered by Friday, July 22, 2016. She will not be in attendance at that Council meeting.

COMMENTS OF THE CHAIR

Chair Castner commented that it was great to see the Skateboard Park users and related a conversation he had with Anna Meredith with the Rec Room; he also noted that the Foundation has some money to bring down the gentleman from Anchorage plus the group seemed willing to fundraise too. Hopefully they get organized and he will be meeting with Justin Skye who opened the new Skate Shop. Mayor Wythe would be interested in attending any meetings.

Chair Castner stated that he doesn't want to do any cost cutting to take away things that Public Safety personnel need, he said that they did not have these problems 40 years ago and the training has changed since then; he is glad that they found the extra space in the HERC building; he believed that they could get this project down to around \$8 million. He noted that they already had \$7.9 million for the building itself so we will see where it comes.

COMMENTS OF THE COMMITTEE

Chief Painter commented that it has been a pleasure working with the various subs that have come to the fire hall. He looks forward to the start of the project.

Chief Robl commented that he spent the day in Kodiak with Mr. Smythe yesterday and spent time with touring the police department. The staff there were very patient and gracious taking them through the facility, seeing how it works for them he was able to view fixtures and the best part was the discussion on if they could do it again what would they do different since the project reached \$30 million there were items that were cut such as covered parking and they did not build out enough for evidence storage and after 5 years they do not any room left. Chief Robl added that at least they have plenty of space for expansion in storage he believed. Kodiak had a shooting range planned for under the building but due to budget it was cut. Currently they are in discussions with the Troopers there and sadly if they would have built it 5 years ago they would have saved 20%. He responded to Mayor Wythe that they do not have hard numbers on the costs, carbon numbers or wear and tear on having the vehicles idle every day all day in the winter.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:58 p.m. The next regular meeting is scheduled for July 27, 2016 at 5:30 p.m. All meetings scheduled to be held at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved:_____



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

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Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I
DATE: JULY 22, 2016
SUBJECT: CITIZEN OUTREACH PLAN AND ELECTION CALENDAR

Background

At the July 13, 2016 regular meeting the committee did not take any action on the items on the agenda so they have been carried over to this meeting at the request of the committee.

Staff suggestion regarding items in the agenda under this topic:

1. Developing List of Community Leaders

- a. Create List and job description – Appoint or Volunteer a Committee member
- b. Draft 3 x 5 Project information card – Request staff (Clerk) to draft project information card (PIC) for review and approval at the next meeting

2. Public Information – Print and Radio

I Print Materials

- a. Draft Voter Information Pamphlet – Request Clerk to Draft document for approval at the August 24, 2016 meeting.
- b. Draft Radio Announcement – Request Volunteer from the Committee to have draft available for the August 10, 2016 meeting. Time limit of ____ seconds.
- c. Draft Newspaper Advertisement – Request volunteer from the committee or ask staff (Clerk) to have prepared for approval for the August 10th meeting. Information should be similar to PIC
- d. Story Boards – Can reuse original Boards regarding Police Dept.

RECOMMENDATION

Committee to Volunteer to Contact Community Leaders
Request Staff to draft documents.



City of Homer

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Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE

FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

DATE: JULY 22, 2016

SUBJECT: DRAFT FREQUENTLY ASKED QUESTIONS FOR THE PUBLIC SAFETY BUILDING PROJECT

Background

Following is the document drafted by Chair Castner submitted to the committee at the regular meeting on July 13, 2016. He requested the committee to review and submit any additions, corrections or changes between that meeting and this one to staff.

At the time of the packet production no recommendations for additions or changes were received

RECOMMENDATION

Review the following document.

Make any corrections or changes.

Make a motion to approve the Public Safety Building Project Phase One Frequently Asked Questions document.

Frequently Asked Questions

- 1) **Question:** Why do the public safety buildings – the police station and the fire station – need to be replaced now?
Answer: Homer has grown considerably since the existing buildings were constructed. Annexation, expansion of the core center of town, and new neighborhoods together with an expanded population require additional human resources to deliver First Response services. As additional personnel are added to the physical plant, and additional demands for space allocations are made, the built-in areas for expansion are quickly filled. As the workspace becomes overcrowded sacrifices are made that affect the quality of the workplace. The police station, in particular, is no longer adequate to house the personnel and services located there. The fire station also has some serious aging issues, but the decision has been made to make some strategic upgrades and deferred maintenance repairs to extend the life of the station. The City Council has authorized the funding for this construction and the repairs and renovations are taking place beginning in June 2016.
- 2) **Question:** Couldn't we tear down the existing buildings and build at the same location?
Answer: The committee, the architect, and key personnel from public works, spent a considerable of time examining the possibility of phasing new buildings on the existing lot. It was determined that restraints in both the lot size and placing critical facilities in temporary homes would be impractical and add a lot of expense to the project.
- 3) **Question:** Why is the HERC location the best site?
Answer: The 4 acres located at the corner of Pioneer Avenue and the Sterling Highway are owned by the city; there is no acquisition cost. The site contains two existing structures, one of which can be incorporated into the new police station. The site has existing water, sewer, and electrical services as well as existing paved and unpaved parking. The costs associated with finding or improving an existing building or a lot in the core area of town would likely double the cost of the project.
- 4) **Question:** Is there room at the HERC site for a future new fire station?
Answer: Yes, the site plan indicates where future fire station may be built east of the HERC building.
- 5) **Question:** What happens to the existing uses at the HERC site?
Answer: There currently two main uses of HERC facilities: the skateboard park and the old school gym. These will not be "orphaned". The gym activities will be relocated to the new SPARC facility scheduled to be constructed later this year and located nearby. A new skateboard park will be located elsewhere on the HERC site, and funds for its construction are included in the project cost.
- 6) **Question:** Can't we remodel or expand the existing buildings?
Answer: Essentially, the city is doing exactly that. The fire station is being remodeled and the HERC building is being expanded and repurposed to become a police station.
- 7) **Question:** If we build new buildings what happens to the old buildings?
Answer: After the new police station has been constructed, and the old building vacated, the city Council will decide the disposition of the old building.

8) **Question:** What have you done to reduce costs?

Answer: Cost considerations, given the fact that no state or federal grants are known to be available for construction assistance, have heavily influenced the decisions made in this project. Repairs are much less costly than replacements and that is the solution for the fire station. Incorporating existing space with minimal remodeling costs will greatly reduce the costs of new construction, and that is the solution the police station. We are working diligently with the architect and the general contractor, acting as our construction manager, to arrive at a project cost that can be supported this fall in the bond proposition.

9) **Question:** Do we really need a shooting range?

Answer: A shooting range has been on the list of capital improvement projects for a number of years. The department believes this is a critical training facility. By locating it in repurposed HERC building classroom space, the costs have been seriously reduced. It should also be available, at specific scheduled times, for paid public use.

10) **Question:** How much it will a new building increase the cost of operations?

Answer:







7725 East Fireweed Lane Suite 200
Anchorage, Alaska 99503
Phone: (907) 276-4245
FAX: (907) 258-4653
www.stantec.com

Project:
HOMER PUBLIC
SAFETY BUILDING

City of Homer
Homer, Alaska 99603

Project Mgr.	DRS	
Drawn		
Checked		
Date	06/08/2016	

Sheet Contents:
POLICE &
FUTURE FIRE
STATION
SITE CONCEPT

Sheet No.:

L1.2

Project Number: 204600234

PACKAGE G	By	Appd	YYYY MM DD
PACKAGE F			
PACKAGE E			
PACKAGE D			
PACKAGE C			
PACKAGE B			
PACKAGE A			
Issued	By	Appd	YYYY MM DD

AREA SCHEDULE (GROSS)	
Name	Area
FIRST FLOOR EXISTING	8360 SF
FIRST FLOOR NEW	3576 SF
SECOND FLOOR EXISTING	8842 SF
SECOND FLOOR NEW	7370 SF
	28148 SF

INVESTIGATION / PATROL	
Name	Area
STAIRS	178 SF
ELEVATOR	88 SF
HALL 1	204 SF
BRIEFING / TRAINING	1191 SF
HARD INTERVIEW 1	96 SF
SARGENT	112 SF
POLYGRAPH	99 SF
PATROL STORAGE	53 SF
SOFT INTERVIEW	167 SF
SOUTH VEST / GEAR	105 SF
SARGENT	105 SF
CHIEF	217 SF
SARGENT	99 SF
LIEUTENANT	148 SF
SARGENT	100 SF
SARGENT	101 SF
WORK COPY	151 SF
DETECTIVE	100 SF
TOILET 1	46 SF
DETECTIVE	100 SF
EXISTING MECHANICAL	419 SF
MECH ELEC SHAFT	49 SF
	3927 SF

GYMNASIUM SUPPORT	
Name	Area
ENTRY STAIRS	201 SF
HALL 2	558 SF
BREAK RM	113 SF
LARGE BRIEFING / NEW EOC / EXISTING GYMNASIUM	5043 SF
PATROL STORAGE	719 SF
EXISTING MECH	469 SF
	7103 SF

FITNESS SUPPORT	
Name	Area
WOMENS LOCKER ROOM	341 SF
WOMENS SHOWER	94 SF
MENS LOCKER ROOM	327 SF
MENS SHOWER	94 SF
	856 SF

DISPATCH	
Name	Area
WEST VESTIBULE	84 SF
LOBBY	568 SF
HALL	179 SF
SOFT INTERVIEW	173 SF
TOILET 4	100 SF
SUPERVISOR	216 SF
RECEPTION	173 SF
DISPATCH	524 SF
IT	87 SF
TOILET 3	61 SF
TOILET 5	104 SF
COPY / FILE	224 SF
	2493 SF

JAIL SUPPORT	
Name	Area
VESTIBULE	62 SF
HALL	344 SF
HALL	155 SF
SALLY PORT	745 SF
STRIP SEARCH	205 SF
TOILET 2	58 SF
CONTROL	266 SF
REPORT & INTOX	119 SF
FOOD SERVICE	119 SF
LAUNDRY & BEDDING	171 SF
BOOKING	700 SF
STRIP SEARCH	160 SF
HARD INTERVIEW 2	97 SF
VISIT	114 SF
JANITOR	42 SF
	3356 SF

JAIL CELLS	
Name	Area
CELL 2	142 SF
CELL 2	138 SF
CELL 2	138 SF
CELL 2	138 SF
CELL 2	138 SF
CELL 2	138 SF
CELL 1	113 SF
CELL 1	113 SF
HOLDING	110 SF
JUVENILE DETENTION	113 SF
	1279 SF

EVIDENCE	
Name	Area
NORTH VESTIBULE	55 SF
HALL 6	776 SF
BOOT WASH RAIN GEAR	54 SF
DECON	61 SF
LONG TERM EVIDENCE STORAGE 1	702 SF
LONG TERM EVIDENCE STORAGE 2	171 SF
EVIDENCE STORAGE	196 SF
	2016 SF

PROPERTY	
Name	Area
VEHICLE EVIDENCE	713 SF
DRUGS	108 SF
MONEY	24 SF
MARIJUANA	90 SF
FOUND	42 SF
EVIDENCE RECEIVING	249 SF
SUPPLY	95 SF
EVIDENCE SUBMIT	133 SF
	1454 SF

GUN RANGE	
Name	Area
GUN RANGE	2574 SF

GUN RANGE SUPPORT	
Name	Area
EAST VESTIBULE	71 SF
ENTRY STAIR	196 SF
STORAGE	68 SF
GUN CLEANING	76 SF
ARMS	141 SF
	552 SF

KITCHEN	
Name	Area
LUNCH / KITCHEN / STORAGE	561 SF
RADIO	278 SF
BUNK 2	103 SF
BUNK 1	177 SF
	1119 SF

SUPPORT	
Name	Area
ENTRY	294 SF
ACCESS CONTROL	206 SF
HALL 5	189 SF
JAN	33 SF
TOILET 6	31 SF
HALL 7	99 SF
STORAGE	132 SF
FAN	123 SF
	1108 SF

1 FIRST FLOOR PLAN OVERALL
1/16" = 1'-0"

2 SECOND FLOOR PLAN OVERALL
1/16" = 1'-0"

Construction Items	Quantity	Unit	Unit Price	TOTAL
ASSESSORY SPACE				
Vehicle Impound Fenced Storage	1,962	sf	\$50	\$98,100
Enclosed Parking (25x60)	1,500	sf	\$200	\$300,000
Covered Parking (15x20)	300	sf	\$150	\$45,000
Covered Parking (20x30)	600	sf	\$150	\$90,000
K-9	55	sf	\$150	\$8,175
SUBTOTAL ACCESSORY STRUCTURES				\$541,275
CIVIL SITE				
Mob/Demob/General Conditions	1	LS	\$95,000	\$95,000
Construction Survey	1	LS	\$25,000	\$25,000
Excavation - Off-Site Disposal	7,500	CY	\$7	\$52,500
Excavation - Off-Site Disposal	2,000	CY	\$4	\$8,000
Geotextile Fabric	25,000	SF	\$1	\$31,250
Import Select Fill Material	6,500	CY	\$25	\$162,500
Paving (2" LC/2" AC)	24,000	SF	\$5	\$120,000
Curb & Gutter	400	LF	\$25	\$10,000
Sidewalk/Trails/Courtyard	1	LS	\$30,000	\$30,000
Storm Drainage	1	LS	\$35,000	\$35,000
Water Service	1	LS	\$30,000	\$30,000
Sewer Service	1	LS	\$25,000	\$25,000
Landscaping/Seeding	1	LS	\$35,000	\$35,000
Detention Basins	1	LS	\$18,000	\$18,000
Gas/Electric/Tele Service	1	LS	\$45,000	\$45,000
Pavement Striping/Signage	1	LS	\$25,000	\$25,000
Site Lighting	1	LS	\$45,000	\$45,000
SWPPP	1	LS	\$17,500	\$17,500
Dumpster/Pad/Enclosure	1	LS	\$12,500	\$12,500
Large Radio Antenna	1	LS	\$65,000	\$65,000
Bridge/Retaining walls	1	LS	\$16,000	\$16,000
Emergency Generator	1	LS	\$95,000	\$95,000
Skateboard Park	4,500	SF	\$99,000	\$99,000
SUBTOTAL CIVIL SITE				\$1,097,250
MAIN BUILDING				
General				
Re-Roof @ HERC	13,913	sf	\$30	\$417,390
Sprinkler system @ HERC	17,181	sf	\$5	\$85,905
Fire Pump	1	each	\$75,000	\$75,000
2 stop elevator @ NEW	1	ls	\$80,000	\$80,000
Dispatch consoles @ NEW	4	each	\$50,000	\$200,000
Jail cells @ NEW	9	each	\$45,000	\$405,000
Unusable Area	311			\$62,200
Unusable Area	311	sf	\$200	\$62,200
Existing First Floor	7,959			\$391,575
Fitness Support	856	sf	\$250	\$214,000
Gymnasium	7,103	sf	\$25	\$177,575
Existing Second Floor	8,823			\$1,239,625
Support				
Kitchen	561	sf	\$200	\$112,200
Radio	278	sf	\$75	\$20,850
Bunks	280	sf	\$75	\$21,000
Remaining Support Space	1,108	sf	\$75	\$83,100
Property/ Evidence				
Vehicle Evidence	713	sf	\$100	\$71,300
Property	741	sf	\$150	\$111,150
Long Term Evidence Storage	873	sf	\$150	\$130,950
Decontamination Space	115	sf	\$125	\$14,375
Remaining Evidence Space	1,028	sf	\$75	\$77,100
Range				
Gun Range	2,574	sf	\$200	\$514,800
Range Support	552	sf	\$150	\$82,800
New First Floor	3,927			\$1,374,450
Investigation/Patrol	3,927	sf	\$350	\$1,374,450
New Second Floor	7,128			\$2,723,300
Dispatch	2,493	sf	\$400	\$997,200
Jail Cells (sf only)	1,279	sf	\$300	\$383,700
Jail Support	3,356	sf	\$400	\$1,342,400
SUBTOTAL MAIN BUILDING				\$6,851,945
ADD ONS				
FF&E	2	%	-	\$169,809
Design	8	%	-	\$679,238
1% for Art	1	%	-	\$84,905
Construction Assistance/Inspection	2	%	-	\$169,809
Contingency	15	%	-	\$1,273,571
City Administration	2	%	-	\$169,809
SUBTOTAL DESIGN/ADMIN				\$2,547,141
TOTAL PROJECT COST				\$11,037,611



City of Homer

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Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE

FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

DATE: JULY 22, 2016

SUBJECT: THE NEXT MEETING AGENDA ITEMS

The next meeting is already scheduled for August 10, 2016.

Please review the items desired to have on the next agenda and any required documents to be provided by staff, design team and contractors on both the Public Safety Project and the Fire Hall Improvements.

Election Calendar
October 4, 2016
Public Safety Building Bond Initiative
Public Outreach Plan

June 1 (E-126)

June 1 (E-126) Workshop meeting. No action

June 8 (E-119) Approve calendar; Develop team; Assign tasks; Approve budget;
[Approved on June 29, 2016](#)

June 13 (E-113) Present drawings (renderings) and cost estimate to Council; outreach plan
Send request for council workshop;

June 29 (E-97) Approve letters; schedule; budget;
Request for staff assistance for graphics; communications

[Approved June 29, 2016](#)

July 1 (E-96)

July 6 (E-90) Develop and approve letters requesting presentation time with service clubs.
Identify contact information .
Send out by July 15. [Completed 7/6/16](#)

[July 13](#) (E-76) Develop and approve radio spots and schedule
Approve schedule and assign speakers to service clubs [Completed 6/29/16 KC](#)
Letter requesting "coffee table" date KBBI
Information on city website updated weekly
Voter pamphlet supporting proposition prepared and sent to council
for approval on August 8 agenda.

August 1 (E-65)

Presentations to service clubs, organizations. Schedule to be determined.

[Friends, September 14 at 6:00 p.m. Waiting Confirmation](#)

[Realtors, August 17th at Noon](#)

[Seniors 1:30 p.m. on August 17th](#)

[Chamber September 6th Waiting to Confirm time](#)

[Chair is confirmed for the following Commissions:](#)

[Planning, September 7th, 6:30pm](#)

[Parks Art Recreation & Culture, September 15th, 5:30 pm](#)

[Library Advisory Board, September 6th, 5:30 pm](#)

[Port & Harbor, August 24th 6:00 pm](#)

Revised: June 22, 2016

September 1 (E-34)

Service Club presentations

Presentations to all boards and commissions
Point of View article
Editorial

September 28-29 (E-6)

Display ads in papers

Letters to editor
Radio announcements

October 1 (E-4)

October 1-4

Radio announcements

October 12-13

Thank you ad in papers

AUGUST 2016 - SCHEDULE TO DATE

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8 Council 6:00pm	9	10 PSBRC 5:30pm - Draft 3x5 - Draft News Ads - Draft Radio Announcement	11	12	13
24 26	15	16	17 Board of Realtors 12-1pm 1:30-2:00 Homer Seniors, Inc	18	19	20
21	22 Council 6:00pm	23	24 PSBRC 5:30pm - Draft Voter Pamphlet PSBRC Present to PH Commission 5:00 pm	25 Presentation to PH Commission	26	27
28	29	30	31			

